$599,900 - 181 Southbow Drive, Cochrane

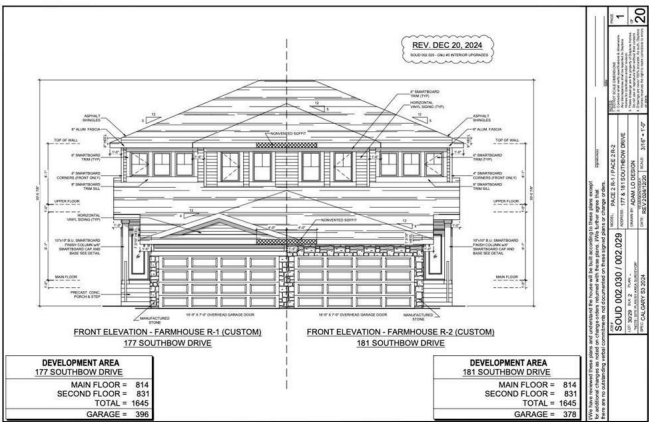MLS® #A2201986

$599,900

3 Bedroom, 3.00 Bathroom, 1,648 sqft
Residential on 0.14 Acres

Southbow Landing, Cochrane, Alberta

Welcome to 181 South Bow Drive in Cochrane, a beautifully designed half-duplex built by Daytona Homes, offering modern living with the added benefit of a separate entrance for a potential legal suite in the future. Thoughtfully designed with over 1,600 square feet, this three-bedroom, two-and-a-half-bathroom home delivers style, functionality, and flexibility for homeowners looking to maximize their space.

The main floor welcomes you with a practical mudroom and a two-piece bathroom just off the entrance, ensuring a smooth transition from the outdoors. Moving further inside, the home opens up into a stunning open-concept living area where the kitchen, great room, and nook blend seamlessly. The spacious kitchen features a large island with plenty of prep space, modern finishes, and a direct connection to the dining area, making it perfect for entertaining. Overlooking it all, the great room offers a cozy and inviting space with a sleek electric fireplace, adding warmth and ambiance to the heart of the home.

Upstairs, a loft-style flex space at the top of the stairs provides a versatile area that can be used as a home office, reading nook, or play space. At the front of the home, two well-sized bedrooms offer comfort and privacy, separated by a three-piece bathroom and a dedicated laundry and linen room for added convenience. Tucked away at the back, the primary bedroom serves as a peaceful retreat, complete with a walk-in closet and a four-piece

ensuite, featuring a walk-in shower and elegant finishes.

The separate entrance to the basement makes this home an ideal candidate for a future legal suite, offering an excellent opportunity for rental income, multi-generational living, or additional space tailored to your needs. The double attached garage at the front ensures ample parking and storage, while the home's modern design and high-quality craftsmanship make it a standout in Cochrane's growing community.

Built by Daytona Homes, known for their exceptional customer service and commitment to quality, 181 South Bow Drive is more than just a home—it's an investment in smart, future-ready living. Whether you're looking for a stylish family home or the added potential of a legal suite, this half-duplex offers the best of both worlds. Schedule your private tour today and see what makes this home truly special.

Built in 2025

Essential Information

MLS® #	A2201986
Price	$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	181 Southbow Drive
Subdivision	Southbow Landing
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4X 3J9

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	36
Zoning	R-1

Listing Details

Listing Office	Royal LePage Benchmark